

**COROMANDEL UMBRELLA ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
March 28, 2023**

A meeting of the Board of Directors of the Coromandel Umbrella Association was held via video conference on Tuesday, March 28, 2023 in accordance with the By-Laws.

Board Members Present: Philip Fine, President
Frank Glickman, Vice President
Sylvia Dresser, Secretary
Howard Katz, Treasurer
Thomas Schmiedigen, Director
Barry Cherney, Director

Board Members Absent: Steven Katz, Director

Also Present: Steven Perna, Property Manager, Braeside Condo Mgt.
Morgan Smith, Assistant Property Manager
Lisa Geniesse, Recording Secretary, Desktop Express Homeowners

CALL TO ORDER

President Philip Fine called the open meeting to order at 6:30 p.m. Roll call was taken as noted above and a quorum was present.

APPROVAL OF MINUTES

The minutes from the January 31, 2023 meeting were reviewed.

Upon motion made by Howard Katz, seconded by Barry Cherney and unanimously carried, the Board of Directors of the Coromandel Umbrella Association

RESOLVED to approve the minutes from the January 31, 2023 meeting as amended to change the following:

- Change Steven Katz to Director, Frank Glickman to Vice President
- Dormant Pruning proposal total amount should be \$22,209.12
- Remove arrival time under Board Member, going forward no longer listing arrival time if Board Member arrives after start of meeting.

Secretary, Sylvia Dresser sent an outline of the minutes procedure to the Board to review. It states Desktop Express, Inc. to send draft minutes to Sylvia Dresser and Management for audit. Once completed, the draft minutes will be sent to the Board for preliminary approval via email. The minutes will be presented for final approval at the next Board meeting.

TREASURER'S REPORT

Treasurer, Howard Katz reported that as of February 28, 2023, there was a total Operating Account of \$74,208.05, total Reserves of \$422,323.61 and total Expenses of \$72,255 with the Association under budget by \$9,865.

2022 Audit – The Board discussed the approximate time of arrival of the Audit from Cantey & Associates.

MANAGEMENT REPORT

Ring Road Replacement Project – Management requested to have a Ring Road committee established while waiting for a third vendor proposal. The committee will consist of Phil Fine, Frank Glickman and Barry Cherney. Alan Polikoff was later added to the committee.

Paver Repairs Discussion – The Board had a discussion on possible repair of pavers.

Clubhouse Stairs/Railings proposal

Upon motion made by Barry Cherney, seconded by Howard Katz and unanimously carried, the Board of Directors of the Coromandel Umbrella Association

RESOLVED to approve the M&J proposal to replace entry stairs and install permanent wrought iron railing into the concrete in the amount of \$14,862.

Sidewalk/Walkway Concrete Replacement – tabled at this time.

Fitness Equipment Proposal – The Board asked Management to receive one or two more bids for fitness equipment replacements for the Board to review at the next meeting.

Landscape Mulch Proposals

Upon motion made by Barry Cherney, seconded by Howard Katz and unanimously carried, the Board of Directors of the Coromandel Umbrella Association

RESOLVED to approve a 1-inch mulch proposal in the amount of \$23,785 per year.

Landscape/Snow Season updates – Management updated the Board on the snow season budget and landscaping projects taking place.

Waukegan Road Privacy Bushes – Management met with Joel about ideas of installing arbor vitae and ninebark bushes to create privacy fencing. Management wants the Landscape Committee involved and asked to have the committee meet with Joel and Management.

Common Area Ground Water Drain Proposal

Upon motion made by Frank Glickman, seconded by Howard Katz and unanimously carried, the Board of Directors of the Coromandel Umbrella Association

RESOLVED to approve MC Services proposal to install two ground water drains on the East and West side of 532-538 Milford in the amount of \$7,576.

Property Entry Camera Proposal

Upon motion made by Howard Katz, seconded by Thomas Schmiedigen and unanimously carried, the Board of Directors of the Coromandel Umbrella Association

RESOLVED to approve S&P proposal to install a camera system at the property entrance in the amount of \$7,617.03.

Tennis Court Repair Proposal – Management reached out to US Tennis and received a proposal to repair the tennis court. The Board asked Management to receive other proposals. The Board and Management discussed the future of the basketball and volleyball courts that are rarely used.

Storm Sewer/Sanitary Line Information/Discussion – Management discussed the two storm sewer line and sanitary line maps put together by DuMuth while hydro jetting all main lines. The Board asked Management to distribute the maps to all owners for their information.

Townhome/Condo Association Projects Discussion – Management gave an update on the projects coming up for both Townhome Association and Condominium Association that will require work in Umbrella common areas.

Upon motion made by Barry Cherney, seconded by Frank Glickman and unanimously carried, the Board of Directors of the Coromandel Umbrella Association

RESOLVED to approve Management to reach out to Counsel for legal opinions on Association responsibility per the governing documents.

OPEN FORUM

The Board opened the meeting to homeowners for questions and/or concerns.

EXECUTIVE SESSION

The Board recessed the open meeting at 8:22 p.m. to hold an Executive Session. All Board members present at the start of the meeting were still present as well as the Property Manager excluding the Assistant Manager and Recording Secretary. The Board reconvened the open meeting at 8:44 p.m.

ADJOURNMENT

Upon motion by Howard Katz, seconded by Barry Cherney and unanimously carried, the Board of Directors of the Coromandel Umbrella Association

RESOLVED to adjourn the meeting at 8:45 p.m.

Respectfully submitted,

Lisa Geniesse
Recording Secretary
Desktop Express, Inc.

Board Secretary / Date